

1943 Profile of the Dongan Hills, Staten Island area

from the 1943 *New York City Market Analysis*



Originally published by the New York Times, the News Syndicate Co.,
the Daily Mirror, and Hearst Consolidated Publications

Scanned by the Center for Urban Research at the
CUNY Graduate Center



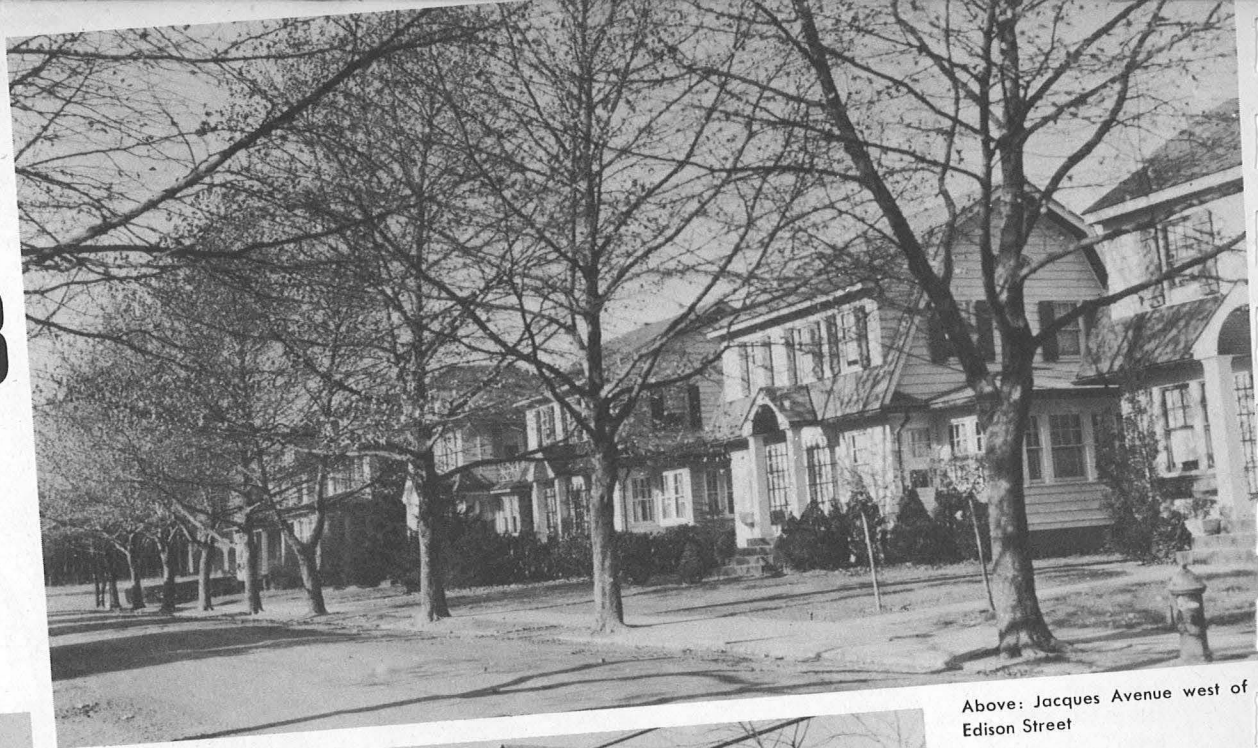
www.urbanresearch.org • www.gc.cuny.edu

For other 1943 profiles, please visit www.1940snewyork.com

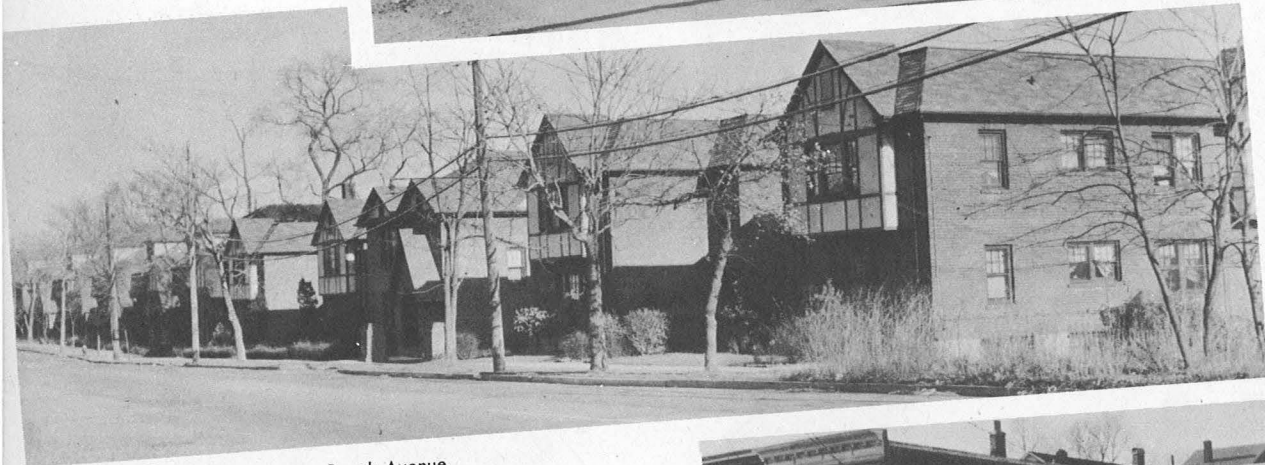
RICHMOND

Dongan Hills

3



Above: Jacques Avenue west of Edison Street

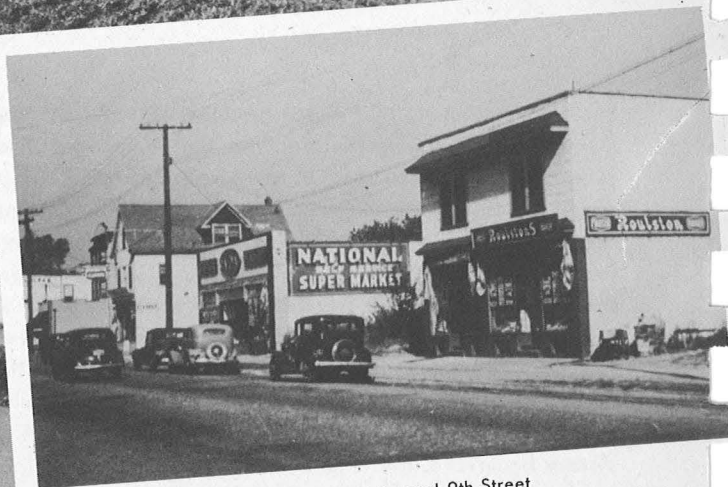


Above: Amboy Road facing Beach Avenue

Right: Business district of New Dorp



Douglas Road and Emerson Hill

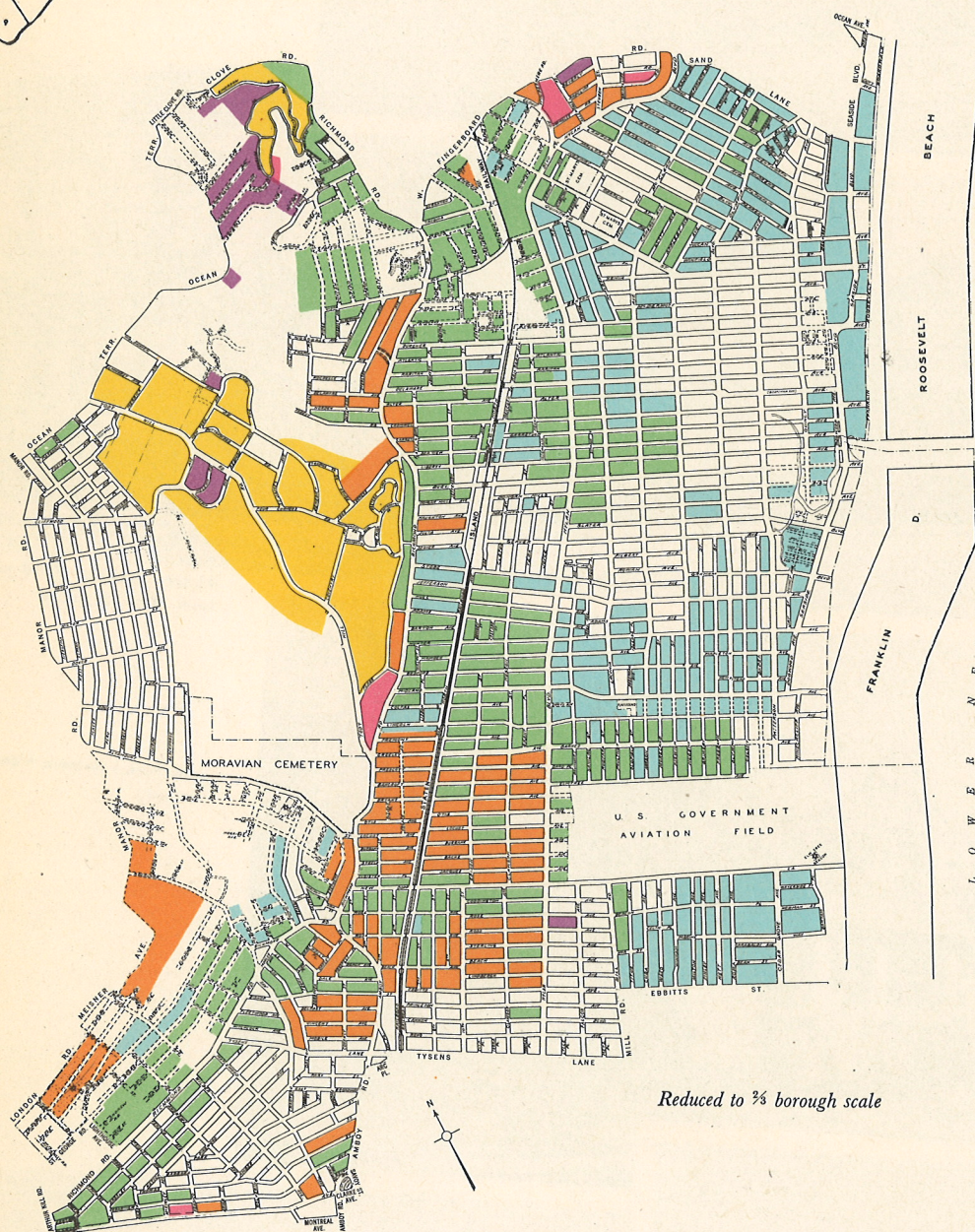


New Dorp Lane from 10th Street toward 9th Street

Dongan Hills

NEW YORK CITY
MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN



POPULATION	22,825
(larger than Cheyenne, Wyo.)	
Native white	17,711
Foreign-born white	5,071
Negro	31
Other races	12

Italians, scattered throughout the district, make up the majority of the foreign-born.

FAMILIES	5,854
—owner families	2,911
—tenant families	2,943

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
Yellow	\$150 & up	\$10,000 & up 98
Pink	100-149	6,000-9,999 107
Red	75- 99	4,500-5,999 212
Orange	50- 74	3,000-4,499 1,171
Green	30- 49	1,800-2,999 2,229
	40- 49	2,400-2,999 931
	30- 39	1,800-2,399 1,298
Light Blue	Under 30	Under 1,800 1,884
White	Unknown	153

Median family expenditure	\$2,247
Average family expenditure	\$2,654

RESIDENTIAL STRUCTURES	7,507
—one-family houses	6,390
—two-family houses	780
—three-or-more-family houses	337

Real estate operators of Dongan Hills offer their clients an unobstructed view of the open ocean. An extensive summer colony has developed along the wide, sandy beaches. But the district, as a whole, is not thickly settled. There are wide expanses of open land. The district is growing, however—more than any other Staten Island neighborhood. Family population increased 45 per cent between 1930 and 1940. Most of the families are in the middle-income group, but there are many of lower incomes. Adjoining the Richmond County Country Club is a large area of fine residences. Dongan Hills has no concentrated business section. Retail stores are located near railroad stations.